

PLANNING BOARD MEETING MINUTES

Minutes of the Augusta Planning Board meeting held on December 13, 2016

Board members present: Justin Poirier, Steve Dumont, Pete Pare, Delaine Nye, Bill McKenna, Tom Connors, Doreean Maines, Alison Nichols

Board members absent: Corey Vose

City staff present: Matt Nazar, Betsy Poulin

Guests present: None

Workshop. Setback standards from public right-of-ways.

Betsy gave an overview of the memo. A map of the Capitol Planning Area was presented. Discussion of right-of-way width for different road designations. The Planning Board approves of the recommended revisions. These can move to City Council.

Workshop. Shoreland zoning ordinance revisions per Maine DEP regulations and shoreland zoning map update.

Betsy gave an overview of the memo. The Mandatory Shoreland Zoning Act requires that municipalities adopt shoreland zoning ordinances consistent with, or no less stringent than, those minimum guidelines. A revised Shoreland Zoning Overlay Map is also presented. The map is a significant upgrade to the current maps. A map with the existing zoning lines overlaid can be presented at the next meeting, if the Board would like to see. The updated map closely matches the existing conditions for streams and shoreline and the setbacks and zones are much more accurate. Better maps will make it easier to administer the ordinance.

As a separate matter, the City was required to adopt the Flood Maps to participate in the Flood Insurance Program.

Alison: Votes to not have the City administer the Timber Harvesting.

Definitions:

1. Change the text for "basal area" to correspond better with other tree terms.
2. Typo under Functionally/Water-Dependent Uses. "building"
3. Home occupation definition, how does this relate to retail sales?
4. Mineral Extraction. Remove the MDEP text since Augusta has a detailed ordinance already.
5. Foundation. Removed wooden sills. OK.
6. Non-Native Invasive Species of Vegetation. Typo, maybe add a list or link? There is a link in another section of the document.
7. Sapling. A tree species 'whose trunk' etc. (to better correspond with other tree terms).

8. Recreational Vehicle. Remove 'living' person.
9. Wetland. Reference other wetland definitions?
10. Shore Frontage. Keep last word, shoreline.

Non-Conformance.

- Nonconforming structures. A.(2) Outside....'is' replacement.

Overlay Districts

- Limited Residential (d) & (e) should be combined. Public hearing should be required for both reviews.
- Chart looks good. Remove Timber Harvesting and related terms.
- Uses need to be allowed in Base District and Shoreland Overlay District, following the more strict interpretation.

Overlay Zoning Standards.

- Agriculture standard (6). File the plan at the 'Planning Office'.
- Kennebec Locks? Should this be considered?
- I. Piers, Docks, Wharves (correct references) and (7) typo.
- Principal and Accessory Structures (5) Retaining Walls. Note height less than 24" for better clarity.
- Piers, Docks, Wharves (10) references Planning Board. This is OK.
- Exemptions to Clearing – note for non-native plant list is located here.
- Agriculture (4) change to 'Planning Office'.

Administration

- Time for completion, the findings of fact have different timing for completion of projects. Why does this vary? Consistency should be improved (for all Planning Board approvals)
- Powers and Duties – Variances (2). Signs can have variances? And (2)(c) tin to 'in'.

Consensus is to bring these revisions before the City Council.

Approvals.

Pete: Is there a way to have the conditions of approval/project as approved by the Planning Board to better match what is constructed?

Matt: The Code office can review the conditions of approval and not give a COO. Or get a financial surety. Approvals are good for 2 years.

Alison approves the minutes as amended.

Tom. Seconded.

Vote 7:0. All in favor. Motion passes.

Adjourn:

Motion by Pete to adjourn at 8:34pm.

Seconded by Tom.

Further Discussion. None.

Vote: 7:0. All in Favor. Motion Passed.

Minutes by Betsy Poulin, Assistant Planner.